

1 BILL NO. G-84-12- 17

2 GENERAL ORDINANCE NO. G-

38-84

3 AN ORDINANCE amending Ordinance
4 Number G-10-84 dealing with His-
5 toric Preservation Districts.

6 WITNESSETH

7 WHEREAS, the Common Council of the City of Fort Wayne,
8 Indiana, by passage of Ordinance Number G-10-84 has created a new
9 chapter (Chapter 34) of the Municipal Code of this City entitled
10 "Historic Preservation and Protection Districts."

11 WHEREAS, Chapter 34 of the Municipal Code provides a
12 procedure by which areas may be designated as "Historic Districts."

13 WHEREAS, G-10-84 needs to be amended to reflect the ad-
14 ditional designation of certain areas as Historic Districts.

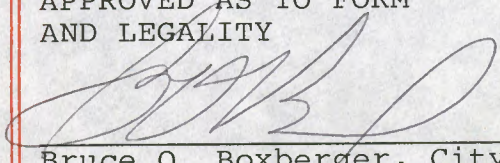
15 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF
16 THE CITY OF FORT WAYNE, INDIANA:

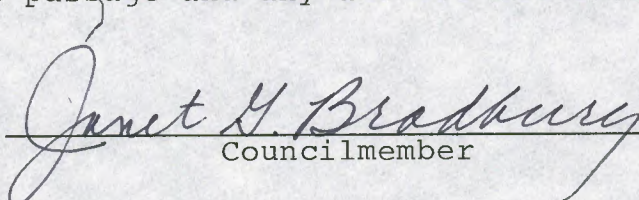
17 SECTION 1. Those areas listed on the attached Exhibit
18 "A" (814 South Calhoun Street, local Historic District) and Exhibit
19 "B" (215-219 East Berry Street, local Historic District) hereby
20 are made Historic Preservation Districts, and in that regard Ordinance
21 Number G-10-84 is hereby amended by adding thereto at Sec-
22 tion 34-14(b) thereof the designations herein made. Two (2) copies
23 of Exhibits A and B are attached hereto and made a part hereof.

24 SECTION 2. The maps submitted herewith as contained in
25 Exhibits A and B respectively are approved and it is noted that
26 all legal steps have been taken by the Historic Preservation Re-
27 view Board.

28 SECTION 3. That this Ordinance shall be in full force
29 and effect from and after its passage and any and all necessary
30 approval by the Mayor.

31 APPROVED AS TO FORM
32 AND LEGALITY

33 
Bruce O. Boxberger, City Attorney


Councilmember

Read the first time in full and on motion by Bradbury, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Regulators (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: 12-11-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-18-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-38-84 on the 18th day of December, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

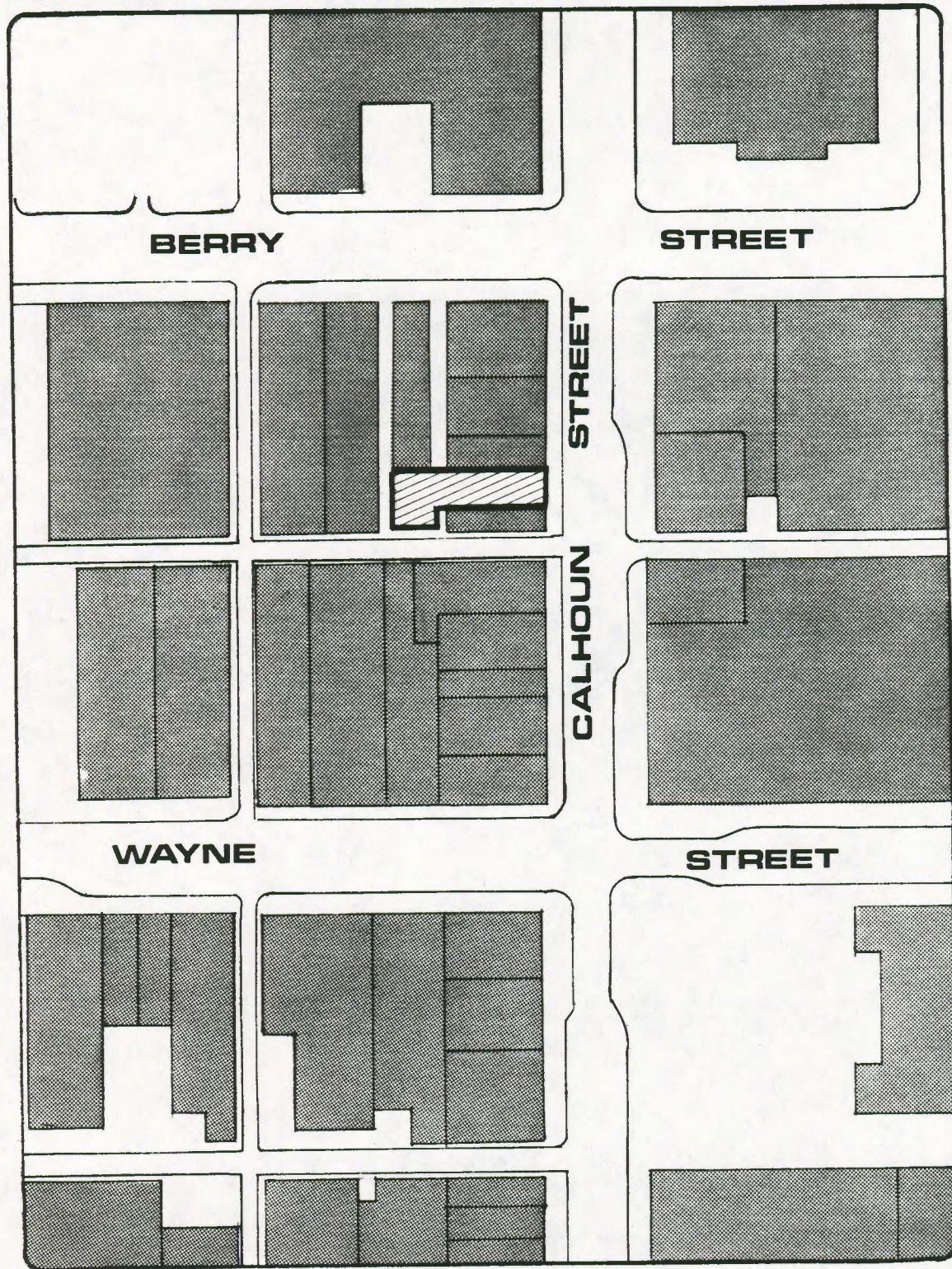
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 20th day of December, 19 84, at the hour of 10:00 o'clock A .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of December, 19 84, at the hour of 2:00 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

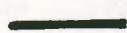
814 S. CALHOUN STREET LOCAL HISTORIC DISTRICT



Historic Structure



Surrounding Structures



District Boundary (Primary District)



STAFF REVIEW OF HISTORIC DISTRICT PETITION

Applicant: Mr. Roger H. Shook

Property: 814 S. Calhoun (Mommer Building)

Property Owner: Roger H. Shook

Date of Review: October 18, 1984

CULTURAL RESOURCES SURVEY INFORMATION:

Rating: C/9 (Range of 9 low to 13 high; C is contributing)

Estimated Date: 1884

Style: Italianate Commercial

Condition: Good

Integrity: Altered (the ground floor is totally altered; the facade on the upper two floors is unaltered.)

REASON FOR PETITION:

The owner has been restoring the facade of this building and will be using, in part, a grant from the City of Fort Wayne's Historic Facade Challenge Grant Program. In return for receiving the grant, the owner has agreed to:

1. Restore the facade to its original character, using the Secretary of Interior's Standards;
2. Allow the Department of Community Development and Planning to approve all design, color, and material choices; and
3. Afford protection to the City's investment in historic preservation by petitioning that the building be designated a local historic district.

STAFF COMMENTS:

The City's Ordinance No. G-10-84 provides for the creation of single property Historic Districts. Although only one criteria is required by the Ordinance, this structure meets three. (Refer to Article III, Section 34-5, (d) and (2) a, b, and f.)

1. The Cultural Resource Survey finds this to be a contributing building in a part of downtown which has the potential for being a multiple property historic district.

2. It is located on one of two of the last blocks in the downtown which remain intact from demolition and new construction.
3. The building is typical of the Italianate commercial buildings once popular in Indiana throughout the mid to late 19th century. It is one of the few remaining of its age (100 years old) and style that is in good condition downtown.
4. The upper two floors have retained in good condition their original Italianate detailing on the cornice and window lintels. The tilted sign board area will also be restored and was an original architectural feature of the building.

STAFF RECOMMENDATION: Approval

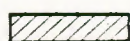
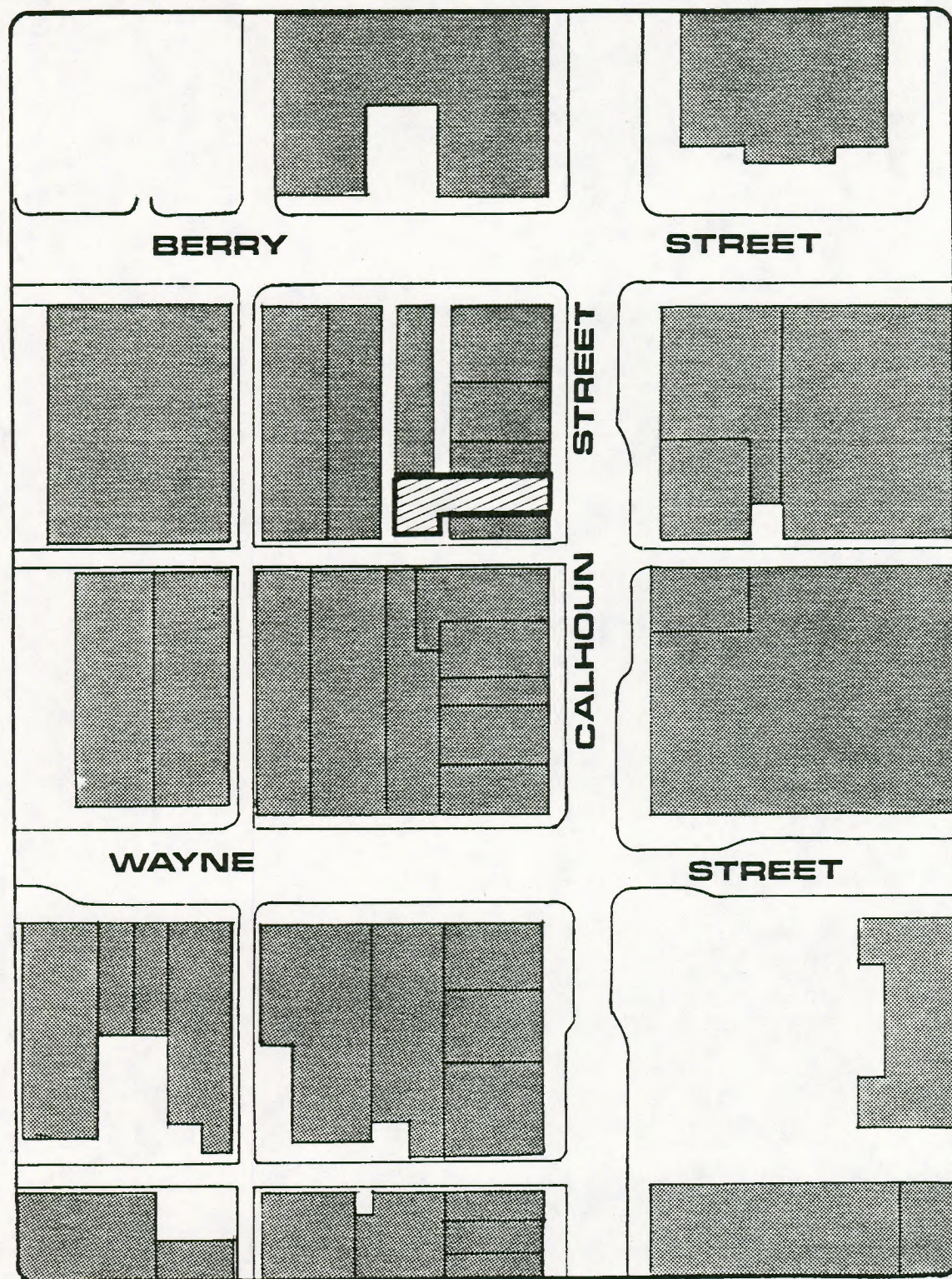
Protection of this building through local historic district designation will allow the property owner to participate in the City's Historic Facade Grant Program. More importantly however, participation in this program will result in the restoration of another downtown commercial building. If protected by historic district designation, the owner, the city, and the public can be reasonably assured that the effort undertaken now will not be undone by future owners or remodeling attempts. Any future exterior alterations will need to come under the review of the Historic Preservation Review Board for a Certificate of Appropriateness.

For all of the above reasons, staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

PUBLIC HEARING AND HPRB VOTE:

No members of the general public, opponents or proponents, attended the public hearing held on November 19, 1984. The owner, by virtue of his application, indicated his support of local historic district designation for his building. The owner was unable to attend. The staff made a brief presentation and recommended that the HPRB support the petition for the local Historic District. The HPRB voted unanimously 4 to 0 to recommend that this property be considered by the City Council for designation as a local Historic District.

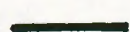
814 S. CALHOUN STREET LOCAL HISTORIC DISTRICT



Historic Structure



Surrounding Structures



District Boundary (Primary District)



STAFF REVIEW OF HISTORIC DISTRICT PETITION

Applicant: Mr. Roger H. Shook

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Property Owner: Roger H. Shook

Date of Review: October 18, 1984

CULTURAL RESOURCES SURVEY INFORMATION:

Rating: C/9 (Range of 9 low to 13 high; C is contributing)

Estimated Date: 1884

Style: Italianate Commercial

Condition: Good

Integrity: Altered (the ground floor is totally altered; the facade on the upper two floors is unaltered.)

REASON FOR PETITION:

The owner has been restoring the facade of this building and will be using, in part, a grant from the City of Fort Wayne's Historic Facade Challenge Grant Program. In return for receiving the grant, the owner has agreed to:

1. Restore the facade to its original character, using the Secretary of Interior's Standards;
2. Allow the Department of Community Development and Planning to approve all design, color, and material choices; and
3. Afford protection to the City's investment in historic preservation by petitioning that the building be designated a local historic district.

STAFF COMMENTS:

The City's Ordinance No. G-10-84 provides for the creation of single property Historic Districts. Although only one criteria is required by the Ordinance, this structure meets three. (Refer to Article III, Section 34-5, (d) and (2) a, b, and f.)

1. The Cultural Resource Survey finds this to be a contributing building in a part of downtown which has the potential for being a multiple property historic district.

2. It is located on one of two of the last blocks in the downtown which remain intact from demolition and new construction.
3. The building is typical of the Italianate commercial buildings once popular in Indiana throughout the mid to late 19th century. It is one of the few remaining of its age (100 years old) and style that is in good condition downtown.
4. The upper two floors have retained in good condition their original Italianate detailing on the cornice and window lintels. The tilted sign board area will also be restored and was an original architectural feature of the building.

STAFF RECOMMENDATION: Approval

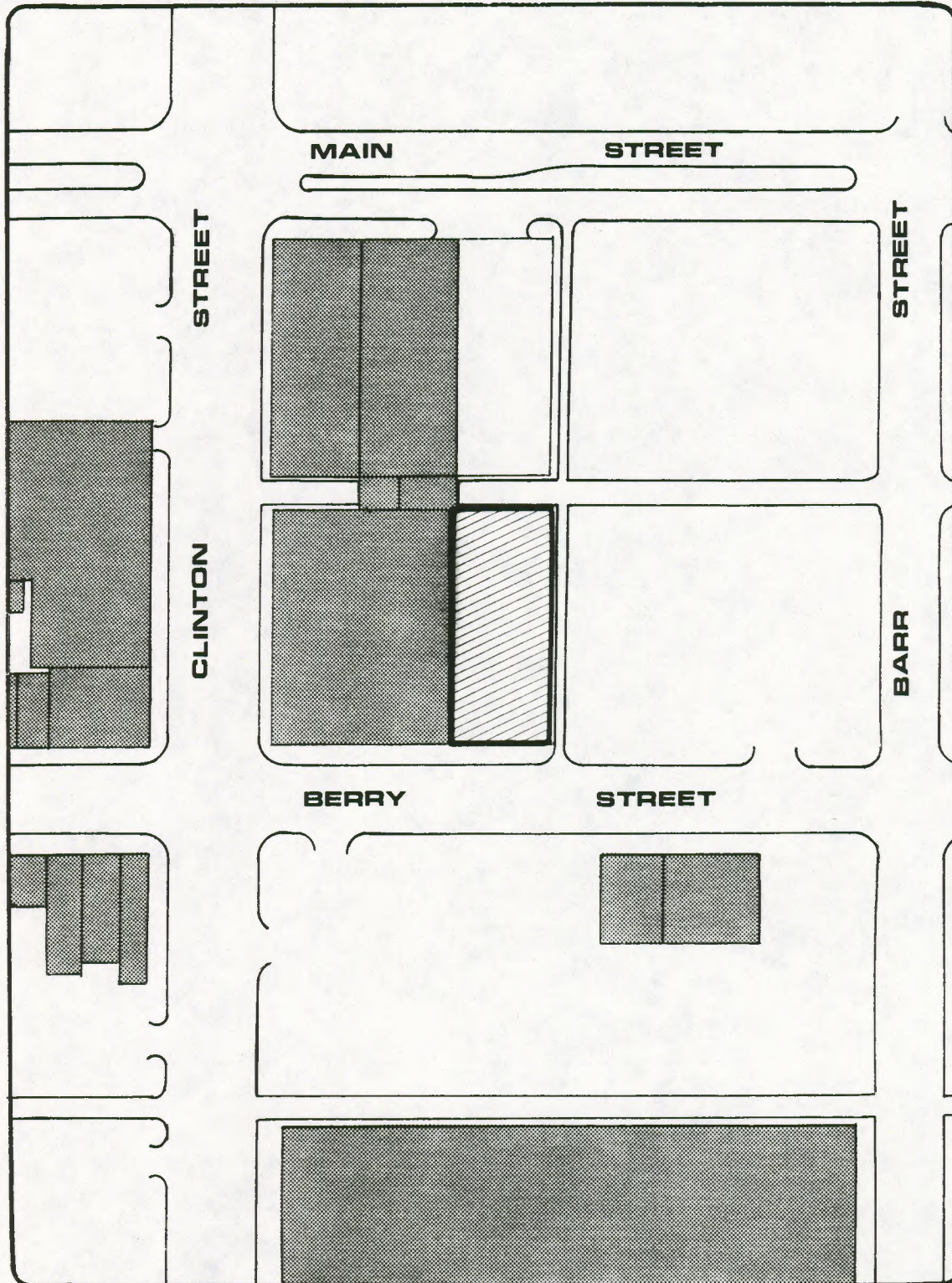
Protection of this building through local historic district designation will allow the property owner to participate in the City's Historic Facade Grant Program. More importantly however, participation in this program will result in the restoration of another downtown commercial building. If protected by historic district designation, the owner, the city, and the public can be reasonably assured that the effort undertaken now will not be undone by future owners or remodeling attempts. Any future exterior alterations will need to come under the review of the Historic Preservation Review Board for a Certificate of Appropriateness.

For all of the above reasons, staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

PUBLIC HEARING AND HPRB VOTE:

No members of the general public, opponents or proponents, attended the public hearing held on November 19, 1984. The owner, by virtue of his application, indicated his support of local historic district designation for his building. The owner was unable to attend. The staff made a brief presentation and recommended that the HPRB support the petition for the local Historic District. The HPRB voted unanimously 4 to 0 to recommend that this property be considered by the City Council for designation as a local Historic District.

215-219 E. BERRY STREET LOCAL HISTORIC DISTRICT



Historic Structure



Surrounding Structures



District Boundary (Primary District)



STAFF REVIEW OF HISTORIC DISTRICT PETITION

Applicant: Mr. Robert S. Walters

Property: 215 - 219 East Berry Street (Standard Building)

Property Owner: Mr. Robert S. Walters

Date of Review: October 15, 1984

CULTURAL RESOURCES SURVEY INFORMATION:

Rating: O/13 (13 is highest number possible; O is outstanding)

Estimated Date; 1894-95

Style: Beaux Arts
Neo-Classical

Condition: Excellent

Integrity: Unaltered

REASON FOR PETITION:

The owner is going to be restoring the facade of this building using, in part, a grant from the City of Fort Wayne's Historic Facade Challenge Grant Program. In return for receiving the grant, the owner has agreed to:

1. Restore the facade to its original character, using the Secretary of the Interior's Standards;
2. Allow the Department of Community Development and Planning to approve all design, color, and material choices, and
3. Afford protection to the City's investment in historic preservation by petitioning that the building be designated a local historic district.

STAFF COMMENTS:

The City's Ordinance No. G-10-84 provides for the creation of single property Historic Districts. Although only one criteria is required by the Ordinance, this structure meets five. (Refer to Article III, Section 34-5, (d) (1) a and c and (2) a, c, and f.)

1. Architecturally Worthy - This building was designed by the Fort Wayne architectural firm of Wing and Mahurin, which was one of the most influential firms in this part of the country.

Wing and Mahurin designed many significant buildings in Fort Wayne. The Neo Classical building with Beaux Arts ornamentation has many facade characteristics which are no longer common today. The all stone facade has large rusticated stone members, vaulted and arched openings, a full length stone ballustrade with an ornamental stone false pediment, and stone applique ornamentation at the top level. It is one of fifty-two buildings rated #13 as outstanding in the Cultural Resources Survey.

2. Historically Significant - The building was originally built in 1894-95 to house the old Jenney Electric Light and Power Company (Elektron) but in 1912 it was chosen to become the first home office building for Lincoln National Life Insurance. The company remained there until 1923. The original builders were Robert S. Taylor, a prominent Fort Wayne attorney, and Ronald McDonald, a significant Eastern industrialist who came to Fort Wayne in the 1890's.

STAFF RECOMMENDATIONS: APPROVAL

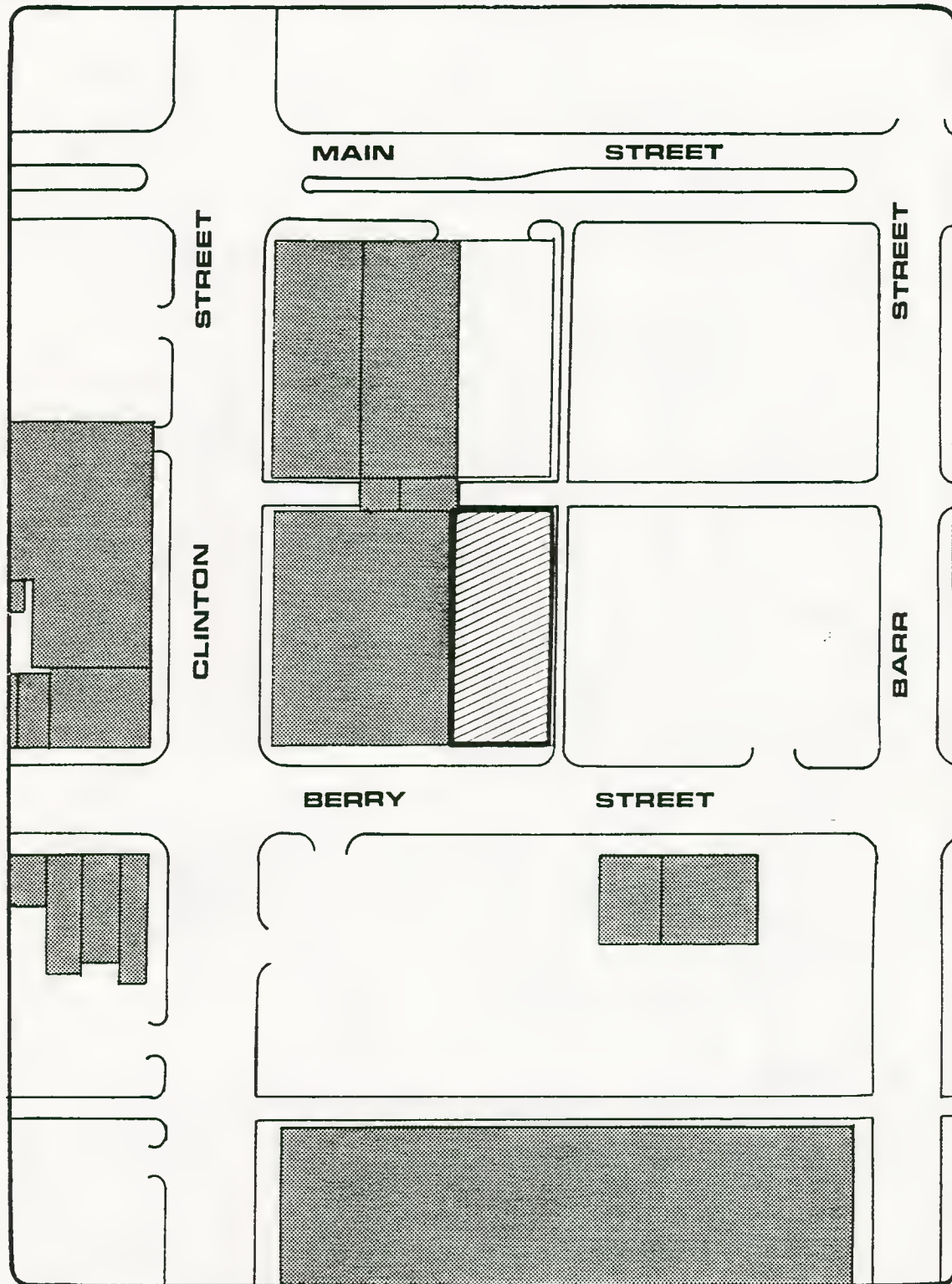
Protection of this building through local historic district designation will allow the property owner to participate in the City's Historic Facade Grant Program. More importantly however, participation in this program will result in the restoration of another downtown commercial building. Any future exterior alterations will need to come under the review of the Historic Preservation Review Board for a Certificate of Appropriateness. Furthermore, this building is the last remaining historically significant structure on the north block face of Berry Street between Barr and Clinton Streets and is also one of the few of its type remaining in the downtown.

For all of the above reasons, staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

PUBLIC HEARING SUMMARY AND HPRB VOTE:

No members of the general public, opponents or proponents, attended the public hearing held on November 19, 1984. The staff made a brief presentation and recommended that the HPRB support the petition for the local Historic District. The owner, Mr. Robert Walters, spoke in favor of his petition. The HPRB voted unanimously 4 to 0 to recommend that this property be considered by City Council for designation as a local Historic District.

215 - 219 E. BERRY STREET LOCAL HISTORIC DISTRICT



Historic Structure



Surrounding Structures



District Boundary (Primary District)



STAFF REVIEW OF HISTORIC DISTRICT PETITION

Applicant: Mr. Robert S. Walters

Property: 215 - 219 East Berry Street (Standard Building)

Property Owner: Mr. Robert S. Walters

Date of Review: October 15, 1984

CULTURAL RESOURCES SURVEY INFORMATION:

Rating: 0/13 (13 is highest number possible; 0 is outstanding)

Estimated Date; 1894-95

Style: Beaux Arts
Neo-Classical

Condition: Excellent

Integrity: Unaltered

REASON FOR PETITION:

The owner is going to be restoring the facade of this building using, in part, a grant from the City of Fort Wayne's Historic Facade Challenge Grant Program. In return for receiving the grant, the owner has agreed to:

1. Restore the facade to its original character, using the Secretary of the Interior's Standards;
2. Allow the Department of Community Development and Planning to approve all design, color, and material choices, and
3. Afford protection to the City's investment in historic preservation by petitioning that the building be designated a local historic district.

STAFF COMMENTS:

The City's Ordinance No. G-10-84 provides for the creation of single property Historic Districts. Although only one criteria is required by the Ordinance, this structure meets five. (Refer to Article III, Section 34-5, (d) (1) a and c and (2) a, c, and f.)

1. Architecturally Worthy - This building was designed by the Fort Wayne architectural firm of Wing and Mahurin, which was one of the most influential firms in this part of the country.

Wing and Mahurin designed many significant buildings in Fort Wayne. The Neo Classical building with Beaux Arts ornamentation has many facade characteristics which are no longer common today. The all stone facade has large rusticated stone members, vaulted and arched openings, a full length stone ballustrade with an ornamental stone false pediment, and stone applique ornamentation at the top level. It is one of fifty-two buildings rated #13 as outstanding in the Cultural Resources Survey.

2. Historically Significant - The building was originally built in 1894-95 to house the old Jenney Electric Light and Power Company (Elektron) but in 1912 it was chosen to become the first home office building for Lincoln National Life Insurance. The company remained there until 1923. The original builders were Robert S. Taylor, a prominent Fort Wayne attorney, and Ronald McDonald, a significant Eastern industrialist who came to Fort Wayne in the 1890's.

STAFF RECOMMENDATIONS: APPROVAL

Protection of this building through local historic district designation will allow the property owner to participate in the City's Historic Facade Grant Program. More importantly however, participation in this program will result in the restoration of another downtown commercial building. Any future exterior alterations will need to come under the review of the Historic Preservation Review Board for a Certificate of Appropriateness. Furthermore, this building is the last remaining historically significant structure on the north block face of Berry Street between Barr and Clinton Streets and is also one of the few of its type remaining in the downtown.

For all of the above reasons, staff recommends that the Historic Preservation Review Board approve submitting this petition to the Plan Commission for its review and comment and to the City Council for its action.

PUBLIC HEARING SUMMARY AND HPRB VOTE:

No members of the general public, opponents or proponents, attended the public hearing held on November 19, 1984. The staff made a brief presentation and recommended that the HPRB support the petition for the local Historic District. The owner, Mr. Robert Walters, spoke in favor of his petition. The HPRB voted unanimously 4 to 0 to recommend that this property be considered by City Council for designation as a local Historic District.

BILL NO. G-84-12-17

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE amending Ordinance Number G-10-84 dealing with Historic
Preservation Districts

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JANET G. BRADBURY, CHAIRWOMAN

SAMUEL J. TALARICO, VICE CHAIRMAN

CHARLES B. REDD

MARK E. GIAQUINTA

JAMES S. STIER

Janet G. Bradbury
Samuel J. Talarico
Charles B. Redd
Mark E. Giaquinta
James S. Stier

CONCURRED IN

12-15-84
SANDRA E. KENNEDY, CITY CLERK

DIGEST SHEET

G-84-12-17

814 S. Calhoun Street Local Historic District - Amendment
TITLE OF ORDINANCE to Ordinance #G-10-84

DEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Designation as a local Historic District places the structure at this address under the review of the Historic Preservation Review Board and the conditions set forth in Ordinance #G-10-84. The proposed single property Historic District meets the following criteria for designation as specified in Ordinance #G-10-84 under Article III, Section 34-5d. The district meets criteria (2) a, b, & f. Under the conditions of the ordinance, the property owner is required to submit to the HPRB an application for a Certificate of Appropriateness before any conspicuous exterior changes are made other than ordinary repairs and maintenance. Conditions requiring a Certificate of Appropriateness are listed in Section 34-6(a) (1) a-c and (2) a-b.

EFFECT OF PASSAGE This building is a typical Italianate commercial structure once popular in Fort Wayne. It is one of few remaining of its age (100 years old) and style that is in good condition in downtown. The building contributes to the last two block area along Calhoun Street that remains intact from demolition and new construction. It is rated a 9 as Contributing in the City's Cultural Resources Survey. It is in a part of downtown which has the potential for becoming a multiple property historic district. Even though the building is presently being restored, designation of this structure as a Local Historic District will protect it from future inappropriate alterations and will enable the HPRB to review any conspicuous exterior changes. Also, through this designation, the owner will be able to participate in the City's Historic Facade Grant program to assist in restoring the building.

EFFECT OF NON-PASSAGE The structure would not be under the protection and review of the HPRB and would face the possibility of future inappropriate alterations. The owner would also become ineligible to participate in the City's Historic Facade Grant program.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No City money involved

ASSIGNED TO COMMITTEE (PRESIDENT) _____

D I G E S T S H E E T

TITLE OF ORDINANCE 215-219 East Berry Street Local Historic District - Amendment to Ordinance #G-10-84

DEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Designation as a local Historic District places the structure at this address under the review of the Historic Preservation Review Board and the conditions set forth in Ordinance #G-10-84. The proposed single property Historic District meets the following criteria for designation as specified in Ordinance #G-10-84 under Article III, Section 34-5d. The district meets criteria (1) a & c and (2) a, c, & f. Under the conditions of the ordinance, the property owner is required to submit to the HPRB an application for a Certificate of Appropriateness before any conspicuous exterior changes are made other than ordinary repairs and maintenance. Conditions requiring a Certificate of Appropriateness are listed in Section 34-6(a) (1) a-c and (2) a-b.

EFFECT OF PASSAGE This structure is unique in its architectural style (Beaux Arts and Neo-Classical) and also was designed by Fort Wayne's premier architects of the day, Wing and Mahurin. It is rated a 13 as Outstanding in the City's Cultural Resource Survey, only one of fifty-two buildings in the City rated this high. The building was originally built in 1894-95 to house the Jenney Electric Light and Power Company (Elektron) but in 1912 it became the first home office building for Lincoln National Life Insurance until 1923. Designation of this structure as a Local Historic District will protect it from future inappropriate alterations and will enable the HPRB to review any conspicuous exterior changes. Also, through this designation, the owner would become eligible to participate in the City's Historic Facade Grant program in order to restore the building.

EFFECT OF NON-PASSAGE The structure would not be under the protection and review of the HPRB and would face the possibility of future inappropriate alterations. The owner would also become ineligible to participate in the City's Historic Facade Grant program.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No City money involved

ASSIGNED TO COMMITTEE (PRESIDENT) _____